

**Certificate of Notice Page 1 of 2**  
**United States Bankruptcy Court**  
**Eastern District of Pennsylvania**

In re:  
 Cheryl Rooks  
 Debtor

Case No. 17-11787-elf  
 Chapter 13

**CERTIFICATE OF NOTICE**

District/off: 0313-2

User: John  
 Form ID: pdf900

Page 1 of 1  
 Total Noticed: 7

Date Rcvd: Jul 11, 2019

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jul 13, 2019.

db +Cheryl Rooks, 420 Edgemore Road, Philadelphia, PA 19151-4017  
 13962852 +U.S. BANK NATIONAL ASSOCIATION, FOR PENNSYLVANIA HOUSING FINANCE AGENCY,  
 c/o REBECCA ANN SOLARZ, 710 Market Street, Suite 5000, Philadelphia, PA 19106-2312

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
 smg E-mail/Text: megan.harper@phila.gov Jul 12 2019 11:05:40 City of Philadelphia,

City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor,  
 Philadelphia, PA 19102-1595

smg E-mail/Text: RVSVCBICNOTICE1@state.pa.us Jul 12 2019 11:05:18  
 Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946,  
 Harrisburg, PA 17128-0946

smg +E-mail/Text: usapae.bankruptcynotices@usdoj.gov Jul 12 2019 11:05:27 U.S. Attorney Office,  
 c/o Virginia Powel, Esq., Room 1250, 615 Chestnut Street, Philadelphia, PA 19106-4404

13882670 +E-mail/Text: blegal@phfa.org Jul 12 2019 11:05:21 Pa Housing Finance Age, Po Box 8029,  
 Harrisburg, PA 17105-8029

13958065 +E-mail/Text: blegal@phfa.org Jul 12 2019 11:05:21 U.S. Bank National Association,  
 c/o Pennsylvania Housing Finance Agency, 211 North Front Street, Harrisburg, PA 17101-1406  
 TOTAL: 5

\*\*\*\*\* BYPASSED RECIPIENTS \*\*\*\*\*

NONE. TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
 USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jul 13, 2019

Signature: /s/Joseph Speetjens

**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on July 11, 2019 at the address(es) listed below:

LEON P. HALLER on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) lhaller@pkh.com, dmaurer@pkh.com;mgutshall@pkh.com

RAYMOND M. KEMPINSKI on behalf of Debtor Cheryl Rooks raykemp1006@gmail.com, raykemp1006@gmail.com

REBECCA ANN SOLARZ on behalf of Creditor U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) bkgroup@kmlawgroup.com

RONALD G. MCNEIL on behalf of Debtor Cheryl Rooks r.mcneill@verizon.net

United States Trustee USTPRRegion03.PH.ECF@usdoj.gov

WILLIAM C. MILLER, Esq. ecfemails@phl3trustee.com, philaecf@gmail.com

TOTAL: 6

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

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IN RE: Cheryl Rooks

Debtor(s)

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U.S. BANK NATIONAL ASSOCIATION  
(TRUSTEE FOR THE PENNSYLVANIA  
HOUSING FINANCE AGENCY)

v.

Cheryl Rooks

and

William C. Miller Esq.

Trustee

Chapter 13

NO. 17-11787 ELF

**ORDER**

AND NOW, this 11th day of July , 2019 upon the filing of a Certification of Default by the Movant in accordance with the Stipulation of the parties approved on February 26, 2019 it is **ORDERED** that:

The automatic stay under 11 U.S.C. Sections 362 and 1301 (if applicable), is **MODIFIED** to allow U.S. BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY) and its successor in title to proceed with the execution process through, among other remedies but not limited to Sheriff's Sale regarding the premises 420 Edgemore Road Philadelphia, PA

19151.

The stay provided by Bankruptcy Rule 4001(a)(3) has been waived.



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**ERIC L. FRANK  
U.S. BANKRUPTCY JUDGE**